City of Portland

Portland Permitting & Development

Building and Other Permits Fee Schedule

Effective Date: November 7, 2026

Building Permit Fee			Fee
Total Value of Construction Work to be Performed:			
$1 - $500	Minimum Fee	$	167.00
$501 - $2,000	Fee for the first $500	$	167.00
	For each additional $100 or fraction thereof up to and including $2,000	$	3.59
	Maximum number of allowable inspections: 3*		
$2,001 - $25,000	Fee for the first $2,000	$	220.85
	For each additional $1,000 or fraction thereof up to and including $25,000	$	13.91
	Maximum number of allowable inspections: 5*		
$25,001 - $50,000	Fee for the first $25,000	$	540.78
	For each additional $1,000 or fraction thereof up to and including $50,000	$	10.26
	Maximum number of allowable inspections: 6*		
$50,001 - $100,000	Fee for the first $50,000	$	797.28
	For each additional $1,000 or fraction thereof up to and including $100,000	$	6.81
	Maximum number of allowable inspections: 7*		
$100,001 and up	Fee for the first $100,000	$	1,137.78
	For each additional $1,000 or fraction thereof	$	5.63
*Inspections exceeding the maximum number of allowable shall be charged per inspection at the Reinspection Fee rate of		$	167.00

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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Development Services Fee - Commercial		Fee
Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.		
Total Value of Construction Work to be Performed:		
$1 - $500	Minimum Fee	$ 26.49
$501 - $2,000	Fee for the first $500	$ 26.49
	For each additional $100 or fraction thereof up to and including $2,000	$ 1.22
$2,001 - $25,000	Fee for the first $2,000	$ 44.79
	For each additional $1,000 or fraction thereof up to and including $25,000	$ 4.69
$25,001 - $50,000	Fee for the first $25,000	$ 152.66
	For each additional $1,000 or fraction thereof up to and including $50,000	$ 3.49
$50,001 - $100,000	Fee for the first $50,000	$ 239.91
	For each additional $1,000 or fraction thereof up to and including $100,000	$ 2.34
$100,001 and up	Fee for the first $100,000	$ 356.91
	For each additional $1,000 or fraction thereof	$ 1.96
Total Calculated Permit Valuation:		
Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.		
Fair Market Value: The Fair market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.		

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Development Services Fee - Residential		Fee
Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.		
Total Value of Construction Work to be Performed:		
$1 - $500	Minimum Fee	$ 21.19
$501 - $2,000	Fee for the first $500	$ 21.19
	For each additional $100 or fraction thereof up to and including $2,000	$ 0.97
$2,001 - $25,000	Fee for the first $2,000	$ 35.74
	For each additional $1,000 or fraction thereof up to and including $25,000	$ 3.74
$25,001 - $50,000	Fee for the first $25,000	$ 121.76
	For each additional $1,000 or fraction thereof up to and including $50,000	$ 2.81
$50,001 - $100,000	Fee for the first $50,000	$ 192.01
	For each additional $1,000 or fraction thereof up to and including $100,000	$ 1.88
$100,001 and up	Fee for the first $100,000	$ 286.01
	For each additional $1,000 or fraction thereof	$ 1.58
Total Calculated Permit Valuation:		
Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.		
Fair Market Value: The Fair market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.		

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Miscellaneous Fees	Fee
Additional Plan Review Fee: For changes, additions, or revisions to plans	
Plan review time 1/2 hour or less	$ 114.00
Plan review time greater than 1/2 hour - fee charged per hour or fraction thereof	$ 228.00
Address Assignment Fee - for each address	
Address Review or Assignment - Temporary	$ 180.00
Address Review or Assignment - Permanent	$ 180.00
Address Confirmation	$ 180.00
Appeal Fees (per appeal)	
One and Two-Family Dwellings	$ 359.00
All other occupancies	
Minimum - up to 2 appeal items	$ 748.00
For each appeal item in excess of 2 - *in addition to minimum fee*	$ 183.00
Approved Testing Agency Certification Fee	
Initial Certification	$ 1,935.00
Annual Renewal - without modifications	$ 487.00
Annual Renewal - with modifications	$ 970.00
Field audits and inspections - *fee charged per hour or fraction of an hour, with a minimum of 1 hour*	$ 228.00
Whenever an inspection is conducted by PP&D staff at a facility more than 50 miles from the City of Portland's PP&D office, the applicant shall reimburse the City for travel costs including auto travel, air travel, lodging and meals.	
Change of Occupancy or Use Review Fee	$ 701.00
Circus Tent Fee	$ 831.00
Deferred Submittal Fee: For processing and reviewing deferred plan submittals, per each deferred element.	
The deferred submittal fee is 10% of the building permit fee calculated using the value of the particular deferred portion of the project and is in addition to the project plan review fee based on the total project value.	
Minimum Fee for 1 & 2 family dwelling projects	$ 570.00
Minimum Fee for commercial and all other projects	$ 912.00
For deferred sumittals exempt from plan review per ORS 455.628, a permit processing fee of 50% of standard deferred submittal fee is assessed.	
Demolition/Deconstruction Fee: For plan review/processing fee and inspections. Fees for Sewer Cap, Erosion Control, and Site Review fee will be added separately	
Commerical - with basement	$1,372.00
Commercial - without basement	$1,372.00
Residential - with basement	$1,352.00
Residential - without basement	$1,352.00
Emergency Quick Inspection Program (EQUIP) Fee: For enrollment, review, and administration of applications to enroll buildings in the program	
Initial Application/Enrollment - *per building, per hour or fraction thereof, not to exceed $1,200.00*	$229.00
Each additional building - *when more than one application is submitted concurrently for buildings on the same institutional campus, utilizing the same inspection team*	$687.00
Renewal Application/Enrollment - required every three years	
With no application modifications - *per building*	$287.00
With application modifications - *same as initial application/enrollment*	

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Miscellaneous Fees	Fee
Facility Permit/Master Permit Program	
Annual Registration Fee:	
Site with one building	$ 255.00
Site with two buildings	$ 425.00
Site with three buidings	$ 592.00
Site with four buildings	$ 721.00
Site with five or more buildings	$ 847.00
For projects valued at $600,000 or less: Building orientations, inspection, plan review, and administrative activities	
Fee charged per hour or fraction of an hour with a minimum of 1 hour for each inspection	$ 305.00
For projects exceeding $600,000 value: Building inspection and plan review	
Fee based on project valuation and building permit fee schedule	
Fees for services provided by bureaus other than Portland Permitting & Development necessary for construction authorization will be billed to the Owner as assessed by those bureaus.	
Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.	
Field Issuance Remodel Program	
For 1 & 2 family dwelling alterations/remodels	
Registration Fee	$ 640.00
Annual Renewal Fee	$ 184.00
Inspection, plan review, administrative, and project management activities - *per hour or fraction of an hour. Minimum - 1 hour for each inspection*	$ 423.00
One and Two Family dwellings and Accessory Dwelling Units Consultation Fee	
For permit valuations up to $100,000	$ 1,405.00
For permit valuations over $100,000	$ 1,757.00
Fees for services provided by bureaus other than Portland Permitting & Development necessary for construction authorization will be billed to the Owner as assessed by those bureaus.	
Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.	
Fire and Life Safety Review Fee	
40% of the building permit fee	

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Miscellaneous Fees		Fee
Home Occupation Permit		
Initial Permit	$	223.00
Annual Renewal	$	223.00
Late charge for delinquent permits - *per month*	$	8.98
Inspections Outside of Normal Business Hours		
Minimum	$	320.00
Hourly Rate - *per hour or fraction of an hour*	$	320.00
Intake Fee		
For 1 & 2 family dwellings with engineer/architect certified as plan examiner	$	536.00
Investigation Fee: For commencement of work before obtaining a permit		
Minimum	$	167.00
Hourly Rate - *per hour or fraction of an hour*	$	167.00
Key Milestones Meeting and Other Hourly Fees: For a collaborative discussion with City staff regarding building design and permitting. (applicant to request reviewers)		
Process manager (Mandatory for Key Milestone Meeting) - *per hour or fraction thereof*	$	228.00
Electrical - *per hour or fraction thereof*	$	228.00
Land Use Planner - *per hour or fraction thereof*	$	228.00
Life Safety - *per hour or fraction thereof*	$	228.00
Mechanical - *per hour or fraction thereof*	$	228.00
Permitting Services - *per hour or fraction thereof*	$	228.00
Planning and Zoning - *per hour or fraction thereof*	$	228.00
Plumbing - *per hour or fraction thereof*	$	228.00
PP&D Environmental Review - *per hour or fraction thereof*	$	228.00
PP&D Transportation Review - *per hour or fraction thereof*	$	228.00
PP&D Tree Permitting - *per hour or fraction thereof*	$	228.00
PP&D Water Review - *per hour or fraction thereof*	$	228.00
Site Development - *per hour or fraction thereof*	$	228.00
Structural - *per hour or fraction thereof*	$	228.00
Limited Consultation Fee: For meetings held prior to application or during the permitting process to address projects with issues in one or more areas of plan review expertise (e.g. building and fire codes).		
Base meeting for new building (one hour)	$	543.00
Base meeting fee existing building (one hour)	$	680.00
Add Fire Marshal	$	244.00
Fee for each additional staff in attendance	$	244.00
Major Projects Group Fee - *per project*	$	112,687.00

Portland Permitting & Development's fee for projects that participate in the Major Projects Group (MPG) program that facilitates City review and permitting processes for larger development projects. This fee is in addition to the standard permit fees required on the project. There are additional MPG fees charged by other City bureaus for projects that are enrolled in this program.

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Manufactured Dwelling Installation on Individual Lot		
Installation and set up		$ 610.00
Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit		$ 166.00
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.		
Manufactured Dwelling Installation in a Park		
Installation and set up		$ 610.00
Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit		$ 166.00
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.		
Manufactured Dwelling Park (Development or enlargement of a manufactured dwelling park)		
Permit Fee:		
10 spaces or fewer	Fee for each space up to and including 10	$ 91.00
11 - 20 spaces	Fee for the first 10 spaces	$ 910.00
	Fee for each additional space in excess of 10 up to and including 20	$ 51.00
More than 20 spaces	Fee for the first 20 spaces	$ 1,420.00
	Fee for each additional spaces in excess of 20	$ 40.00
Plan Review	65% of the permit fee	
Zoning inspection	20% of the permit fee	
Cabana installation		$ 197.00
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.		
Occupant Load Sign Fee - For replacement or new occupant load signs in other than new construction		
Simple		$ 83.00
Complex		$ 584.00
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.		
Other Inspections Not Specifically Identified Elsewhere		
Fee charged per hour or fraction of an hour with a minimum of 1 hour		$ 228.00

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Miscellaneous Fees	Fee

Peer Review Fee: Applies to building permit applications (except for Major Projects Group applications) employing alternative materials, design and methods of construction and equipment per Oregon Structural Specialty Code section 104.10 or using performance based design procedures per ASCE 7-16 section 1.3.1.3, that require a peer review as determined by the building official:

Process Manager - per hour or fraction thereof	$	228.00
Structural - per hour or fraction thereof	$	228.00
Site Development - per hour or fraction thereof	$	228.00
Life Safety - per hour or fraction thereof	$	228.00
Mechanical - per hour or fraction thereof	$	228.00

When the peer review team is contracted by the City of portland, the actual cost of peer review services charged to the City plus a contract management fee equal to 3% of the cost of peer review services will be assessed in addition to the hourly review fees indicated above.

Permit Extension/Completion Processing Fee: Fee for extension of a permit that has been inactive and a customer is requesting any action to extend or change the permit status. This would include but not be limited to an extension request, or when a permit requires an administrative action to return the permit from Final status to an active status.

Fee charged per hour or fraction of an hour with a minimum of 1 hour	$	228.00

Permit Reactivation Processing Fee: Fee for renewal of a permit that has been expired, provided no changes have been made to the original plans and specifications for such work. A permit may be renewed only once.

The renewal fee shall be one half the amount required for a new permit		
Minimum Fee	$	228.00

Phased Project Plan Review Fee: For plan review on each phase of a phased project**,** maximum of 2 allowable checksheets

Each additional checksheet	$	336.00
Per phase fee is 10% of the total project building permit fee, not to exceed per phase maximum		
Per phase maximum	$	3,936.00
plus, *for each phase*	$	511.00

Plan Review/Process Fee

For the original submittal - 65% of the building permit fee, maximum of 2 allowable checksheets

Each additional checksheet per review process	$	336.00

For value-added revisions: 65% of the additional building permit fee (based on the additional valuation)

Minimum fee for value-added revisions	$	489.00

For all other revisions:

Minimum Fee	$	252.00
Permitting Services time charged per hour or fraction thereof - *in addition to minimum fee*	$	229.00
Plan review time charged per hour or fraction thereof - *in addition to minimum fee*	$	237.00

For original submittals and value-added revisions exempt from plan review per ORS 455.628, a permit processing fee of 50% of the standard plan review/process fee is assessed.

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Miscellaneous Fees			Fee
Process Management Fees			
Program Initiation Fee - *covers the first five hours of assistance*		$	1,806.00
Program Initiation Fee - *after first five hours charged per hour or fraction of an hour*		$	228.00
Early Assistance Meeting		$	417.00
Pre-Development Meeting - *Minimum fee*		$	1,806.00
Pre-Development Meeting - *Each additional staff member present, in addition to minimum fee*		$	244.00
Continuing Process Management Assistance			
Pre-submittal - *per hour*		$	228.00
Submitted Projects Valued Above $10 Million			Waived
Submitted Projects Valued $10 Million and below - *per hour*		$	228.00
Process management is intended to assist customers navigate the permit review system for large and/or complex			
Recreational Park (Development or enlargement of a recreational park)			
Permit Fee:			
10 spaces or fewer	Fee for each space up to and including 10	$	56.00
11 - 20 spaces	Fee for the first 10 spaces	$	560.00
	Fee for each additional space in excess of 10 spaces up to and including 20	$	34.00
20 - 50 spaces	Fee for the first 20 spaces	$	900.00
	Fee for each additional space in excess of 20 spaces up to and including 50	$	26.00
More than 50 spaces	Fee for the first 50 spaces	$	1,680.00
	Fee for each additional space in excess of 50 spaces	$	22.00
Plan Review	65% of the permit fee		
Zoning inspection	20% of the permit fee		
Cabana installation		$	207.00
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, plublic right of way approaches and improvements, and plan review.			
Reinspection Fee - fee charged per inspection		$	167.00
Reproduction, Scanning and Copying Fee			
Per plan sheet		$	3.89
Per page		$	1.00

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Miscellaneous Fees		Fee
Requested Inspection Fee		
One and Two-Family Dwellings	$	252.00
Apartment Houses		
Minimum Fee - *up to 3 dwelling units*	$	332.00
Each dwelling unit in excess of 3 - *in addition to minimum fee*	$	24.00
Hotels/Motels		
Minimum Fee - *up to 5 sleeping rooms*	$	332.00
Each sleeping room in excess of five - *in addition to minimum fee*	$	18.00
All other occupancies one and two stories in height		
Minimum Fee - *up to 10,000 square feet*	$	332.00
Each 1,000 square feet in excess of 10,000 square feet - *in addition to minimum fee*	$	24.00
All other occupancies 3 stories in height and above		
Minimum Fee - *for the first 3 stories*	$	332.00
Each story in excess of 3 - *in addition to minimum fee*	$	43.00
Re-roof Permit and Inspection Fee: Re-roof permits are available in multiples of five to commercial roofing contractors who pre-register with the City of Portland Permitting & Development.		
For each packet of 5 permits:		
Permit Fee	$	2,142.00
Plan Review/Process Fee	$	359.00
Special Program Processing Fee	$	487.00
Street Use Fees - *Per square foot per week*	$	0.31
Structural Advisory Board Fee	$	721.00
Structural Advisory Board Fee - Minor	$	241.00
The Structural Advisory Board advises the Director and/or Appeals Board in structural matters relative to reasonable interpretation and to alternate materials and methods of construction.		
This fee covers a portion of the costs associated with organizing and conducting the Board meeting.		
Sustainable Development Early Assistance Meeting	$	228.00

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Miscellaneous Fees	Fee
Temporary Certificate of Occupancy - *Per Month*	
Residential (1 & 2 Family Dwellings)	
First three months, *per month*	$ 338.00
Fourth month	$ 676.00
More than four months, *per month*	$ 1,351.00
Commercial	
First three months, *per month*	$ 338.00
Fourth month	$ 676.00
Fifth month	$ 1,351.00
More than five months, *per month*	$ 2,700.00
Temporary Certificate of Occupancy Name Change - Residential	$ 38.00
Temporary Certificate of Occupancy Name Change - Commercial	$ 38.00
Temporary Certificate of Occupancy - Associated with Phased Seismic Agreement:	
Fee shall be equal to one half of the initial monthly Commercial Temporary Certificate of Occupancy fee. Per month for the duration of the seismic agreement. One month minimum.	$ 169.00
If a Phased Seismic Agreement proposal is acceptable to the City of Portland, the building owner will be required to obtain a Temporary Certificate of Occupancy for the periods between the initial and final phases of work. The fee will be paid on an annual basis.	
Temporary Stage Seating and Superstructure Permit	
Applies to permits for temporary structures like tents, reviewing stands, temporary office trailers, scaffolding structures, and similar portable structures. Temporary structure permits must also be reviewed for compliance with code requirements for fire, life safety, and structural elements. Permit and review fees are based on the value of construction work to be performed utilizing the building permit fee schedule.	
Zoning Inspection Fee - Applies to all new construction and any other permit requiring Planning/Zoning	
For 1 & 2 Family Dwellings	$ 125.00
For Commercial and all Other: Fee is the greater of 20% of the building permit fee or minimum fee.	
Minimum Commercial Zoning Inspection Fee	$ 125.00
Zoning Permit Fee - Fee for ensuring conformance of zoning code standards	
For 1 & 2 Family Dwellings	$ 48.00
For Commercial and all Other: Fee is based on project valuation and the commercial building fee table plus 65% plan review/process fee	
Minimum Commercial Zoning Permit Fee	$ 159.00